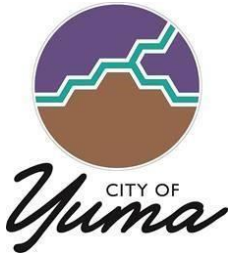


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on January 9, 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p style="text-align: center;">Agenda Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, January 9 , 2023, 4:30 p.m.</p>
---	--

A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

November 28, 2022

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES –

B.5 APPROVALS – NONE

C. ACTION ITEMS –

C.1 SUBD-40779-2022: *This is a request by Dahl, Robins & Associates, on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, for approval of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.*

D. PUBLIC HEARINGS –

D.1 GP-40624-2022: *This is a General Plan Amendment request by Bruce and Linda Butcher, to change the land use designation from Commercial to High Density Residential for approximately 10.5 acres, for a portion of the properties located at 1749 S. Arizona Avenue and the southeast corner of Riley Avenue and 17th Street, Yuma, AZ.*

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
November 28, 2022**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, November 28, 2022 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Branden Freeman, Lorraine Arney, Joshua Scott and Ashlie Pendleton. Vice-Chairman Gregory Counts was absent. There is one Vacancy.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Emily Hart, Assistant City Attorney; Jennifer Albers, Principal Planner; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – November 14, 2022

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

SUBD-40583-2022: *This is a request by Core Engineering Group, PLLC, on behalf of Butler Estates, LLC, for approval of the preliminary plat for the Butler Estates Subdivision. This subdivision contains approximately 12.59 acres and is proposed to be divided into 52 residential lots, ranging in size from approximately 5,326 sq. ft. to 10,952 sq. ft., for the property located at the northwest corner of E. 37th Street and S. Avenue 10E, Yuma, AZ.*

APPROVALS – None

Motion by Arney, second by Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

Action Items

None

Public Hearings –

GP-40380-2022: *This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Yumas Desert Oasis Development AZ LLC, to change the land use designation from Public/Quasi-Public to High Density Residential for approximately 12.5 acres for property located at the northwest corner of 36th Street and Avenue 7½E.*

Jennifer Albers, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Freeman asked if the individuals who submitted public comments were provided with case updates or a notice of the public hearings. **Albers** replied that any comments are acknowledged and that a notice with public hearing information was sent out prior to the hearing.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman second by Pendleton to APPROVE GP-40380-2022 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

INFORMATION ITEMS

Staff

None

Commission

None

Public

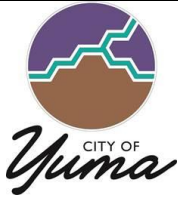
None

ADJOURNMENT

Chairman Hamel adjourned the meeting at 4:36 p.m.

Minutes approved this _____ day of _____, 2022

Chairman



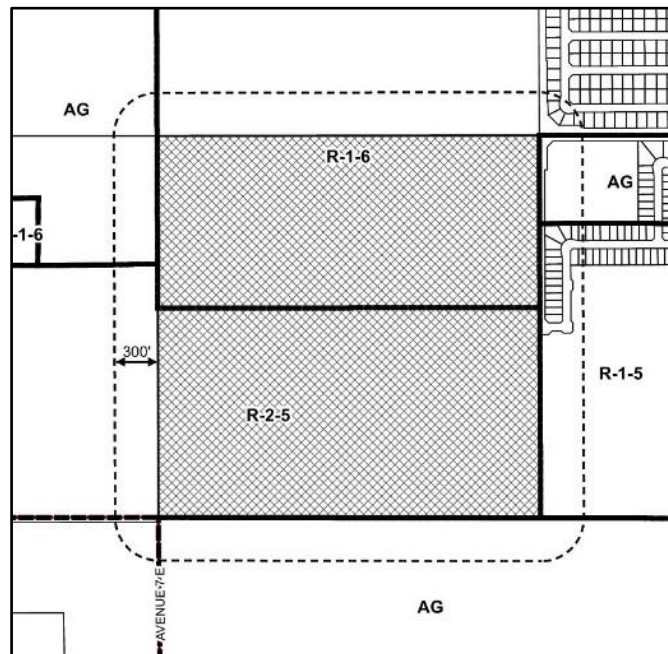
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: AMELIA DOMBY**

Hearing Date: January 9, 2023 **Case Number:** SUBD-040779-2022

Project Description/Location: This is a request by Dahl, Robins & Associates, on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, for approval of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
North	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
South	Medium Density Residential (R-2-5)	Undeveloped	Medium Density Residential
East	Medium Density Residential (R-2) / Low Density Residential (R-1-5)	Multi-family and Single-family Residential	Mixed Use / Low Density Residential
West	Agriculture (AG) / Medium Density Residential (R-2-5)	Undeveloped	Public\Quasi Public / Medium Density Residential

Location Map



Prior site actions: Annexation: Ord. O97-81 (January 2, 1998); General Plan Amendment: Resolution R2019-044 (October 16, 2019); Rezone: Ordinance No. O2019-040 (December 4, 2019)

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-40779-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of the Saguaro Unit No. 5 & 6 Subdivision which includes 243 residential lots ranging in size from 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½ E) and 44th Street, Yuma, AZ subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property was annexed into the City of Yuma on January 2, 1998. Since the annexation, the property has been subject to a general plan amendment and a rezone, with the intention of developing the site for single-family development. This preliminary plat request is for the Saguaro Unit No. 5 and 6 Subdivision and will consist of 243 residential lots.

The subject property consists of approximately 69.4 acres with frontage along S. Mississippi Avenue, 44th Street, and Avenue 7E. This development is planned for single-family residential lots ranging in size from 7,592 square feet to 16,413 square feet. Further specified in §154-05.04, the following are some of the development standards required of a development with the Low Density Residential (R-1-6) District:

1. The maximum lot coverage in the Low Density Residential (R-1-6) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 10 feet;
5. A maximum building height of 40 feet; and
6. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

With this phase of development, Staff will be requiring that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes.

2. Does the subdivision comply with the subdivision code requirements?

Yes.

Standard	Subdivision						Conforms				
Lot Size	Minimum:	7,592			Maximum:	16,413		Yes	X	No	
Lot Depth	Minimum:	104'			Maximum:	119.92'		Yes		No	
Lot Width/Frontage	Minimum:	62'			Maximum:	81'		Yes		No	
Setbacks	Front:	20' FT	Rear:	10 FT		Side:	7 FT	Yes		No	
District Size	69.4	Acres						Yes		No	
Density	3.5	Dwelling units per acre						Yes		No	

Issues: None

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes		No	X	N/A	
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes		No		N/A	X
Half Streets	Yes		No		N/A	X
Stub Streets	Yes		No		N/A	X
Intersections	Yes	X	No		N/A	
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	

Issues: None

Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes	X	No		N/A	
Orientation to Arterials	Yes		No		N/A	X
Business or Industrial	Yes		No		N/A	X

Issues: None

Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes	X	No		N/A	
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	

Issues: None

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Land Use Element:	
Land Use Designation:	Low Density Residential
Issues:	None

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Historic Buildings on Site:		Yes		No	X			
Transportation Element:								
FACILITY PLANS								
TRANSPORTATION MASTER PLAN		Planned	Existing	Gateway	Scenic	Hazard	Truck	
Avenue 7 E – 2-Lane Collector		40 FT H/W ROW	0 FT					
Mississippi Avenue/Avenue 7 ½ E – 2-Lane Collector		40 FT H/W ROW	0 FT					
44 th Street – 2- Lane Collector		40 FT H/W ROW	0 FT					
Bicycle Facilities Master Plan		Proposed Bike Lane – Mississippi Avenue (Avenue 7 ½ E)						
YCAT Transit System		None						
Issues:		None						
Parks, Recreation and Open Space Element:								
Parks and Recreation Facility Plan								
Neighborhood Park:	Existing: Saguaro Park			Future: Saguaro Park				
Community Park:	Existing: Kennedy Park			Future: South Mesa Park				
Linear Park:	Existing: East Main canal Linear Park			Future: Gila Valley Main Canal Linear Park				
Issues:		None						
Housing Element:								
Special Need Household:		N/A						
Issues:		None						
Redevelopment Element:								
Planned Redevelopment Area:		N/A						
Adopted Redevelopment Plan:		North End:		Carver Park:		None:	X	
Conforms:		Yes		No		N/A		
Conservation, Energy & Environmental Element:								
Impact on Air or Water Resources		Yes		No	X			
Renewable Energy Source		Yes		No	X			
Issues:		N/A						
Public Services Element:								
<u>Population Impacts</u> Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person		<i>Single Family</i>		Population	Impact	Consumption		Generation
		Proposed	Per Unit		Officers	GPD	AF	GPD
		243	3.0	729	1.38	150,903	169.0	51,030
Fire Facilities Plan:		Existing: Fire Station No. 5			Future: Fire Station No. 7			
Water Facility Plan:		Source:	City	X	Private		Connection	
Sewer Facility Plan:		Treatment:	City	X	Septic		Private	
Issues:		None						
Safety Element:								
Flood Plain Designation:		Flood Zone X		Liquefaction Hazard Area:			Yes	No X

Issues:	None							
Growth Area Element:								
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.			
	North End		Pacific Ave & 8 th St		Estancia		None	X
Issues:								

Public Comments Received: None Received.

External Agency Comments: See Attachment.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: December 15, 2022

Final staff report delivered to applicant on: December 30, 2022

- ☒ Applicant agreed with all of the conditions of approval on: December 28, 2022
☐ Applicant did not agree with the following conditions of approval: (list #'s)
☐ Conditions provided to agent, no response received.

Attachments

A	B	C	D	E	F	G
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Amelia Domby*
 Amelia Domby
 Senior Planner

Date: **December 28, 2022**

Amelia.Domby@yumaaz.gov (928)373-5000, x3034

Approved By: *Alyssa Linville*
 Alyssa Linville,
 Assistant Director Community Planning

Date: **December 30, 2022**

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:

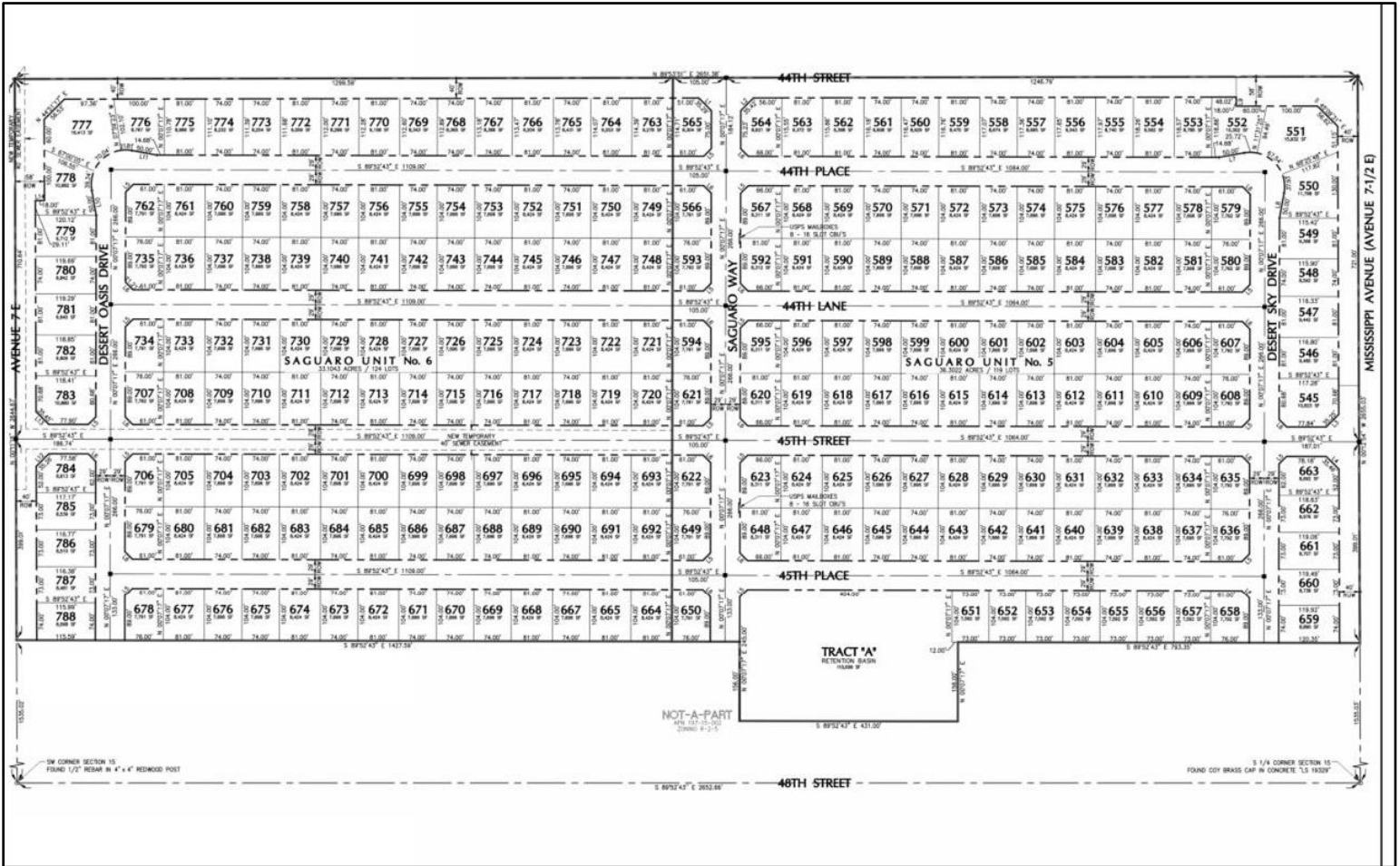
6. City staff will evaluate the need for construction of 7E between 40th St and 44th St at the Final Plat stage for Unit 6 of Saguaro Subdivision.
7. The Owner/Developer shall design and construct 44th street as a mid-section collector street with 40 feet half width.
8. The Owner/Developer shall provide the City of Yuma an easement for the north half right-of-way along 44th Street, for public roadway access and utility purposes that adjoin each subdivision phase, at the time of each phase recordation.

Community Planning Conditions: Amelia Dombey, Senior Planner, (928) 373-5000 ext. 3034

9. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
PRELIMINARY PLAT MAP



ATTACHMENT C
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** (12/16/22)
- **300' Vicinity Mailing:** (11/21/22)
- **34 Commenting/Reviewing Agencies noticed:** (11/23/22)
- **Site Posted on:** (1/3/23)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (12/09/22)
- **Comments due:** (12/05/22)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	11/28/22	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	11/23/22	X		
Yuma County Water Users' Assoc.	YES	11/28/22	X		
Yuma County Planning & Zoning	YES	11/30/22	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	11/30/22	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	YES	12/07/22		X	X
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	11/28/22	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	12/1/22		X	
Building Safety	YES	11/28/22	X		
City Engineer	YES	12/06/22		X	
Traffic Engineer	NR				
MCAS / C P & L Office	YES	11/28/22			X
Utilities	NR				
Public Works	NR				
Streets	NR				


ATTACHMENT D
AGENCY COMMENTS

☐ Condition(s)

☒ No Condition(s)

☒ Comment

Enter conditions here: Subject parcel is located approximately 1 mile from the Barry M. Goldwater Range (BMGR) West northern boundary. If not already in place, it is requested that Avigation easement and Range Disclosure Statements be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, BMGR-W and its associated flight paths. Please send a copy of the recorded easements to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment

DATE:	28 Nov 2022	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
CITY DEPT:	MCAS Yuma				
PHONE:	928-269-2103				
RETURN TO:	Amelia Domby				
	Amelia.Domby@YumaAZ.gov				

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

Saguaro Unit 5 and 6 Subdivision

Project Description:

Preliminary plat request for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.

Project Type:

Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Contact Person:

Teigan Williams

Organization:

Arizona Game and Fish Department

On Behalf Of:

OTHER

Project ID:

HGIS-17876

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Saguaro Unit 5 and 6 Subdivision USA Topo Basemap With Locator Map



- Buffered Project Boundary
- Project Boundary

Project Size (acres): 161.40

Lat/Long (DD): 32.6448 / -114.5081

County(s): Yuma

AGFD Region(s): Yuma

Township/Range(s): T9S, R22W

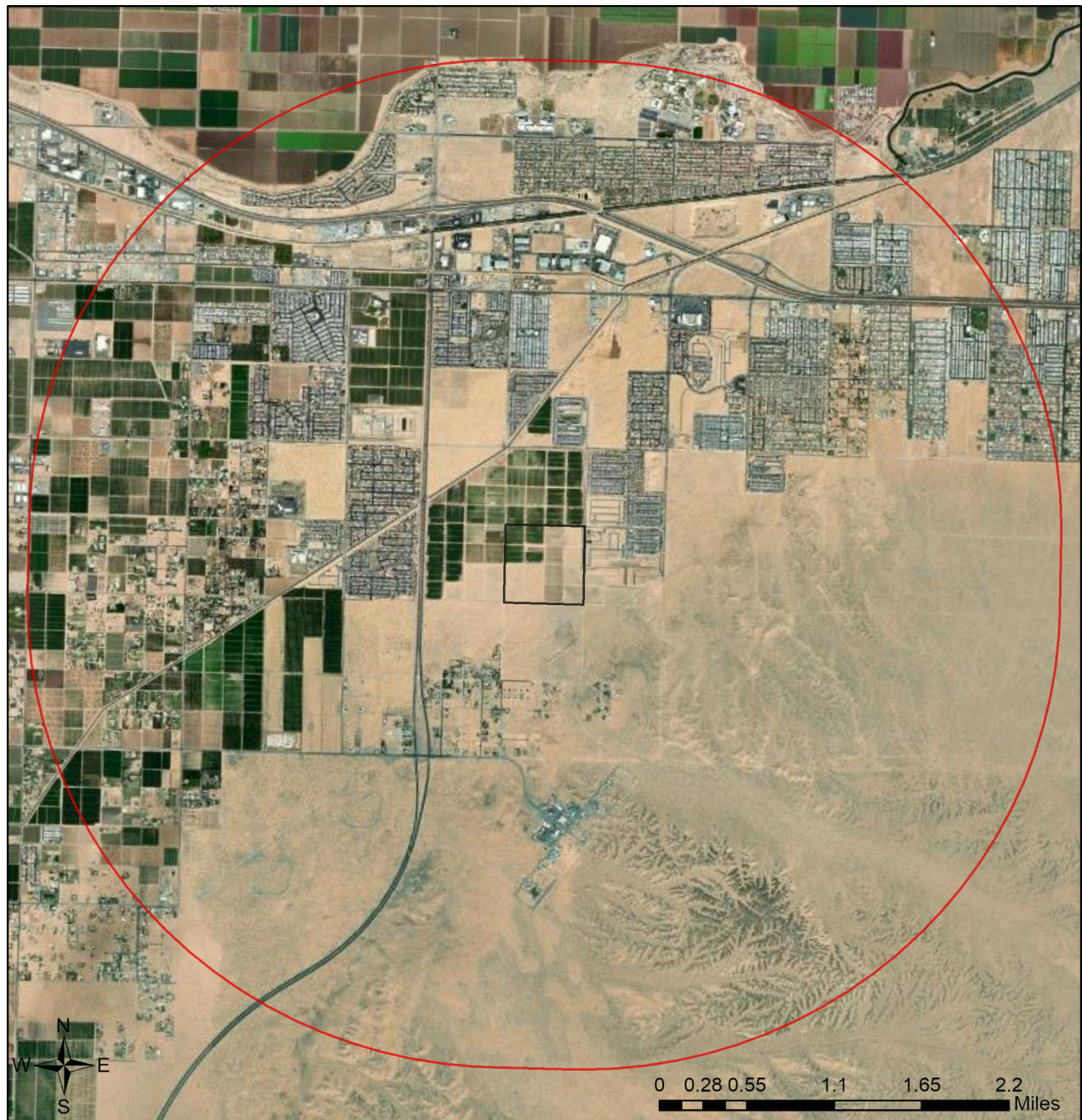
USGS Quad(s): YUMA EAST



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



Saguaro Unit 5 and 6 Subdivision

Web Map As Submitted By User



-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 161.40
Lat/Long (DD): 32.6448 / -114.5081
County(s): Yuma
AGFD Region(s): Yuma
Township/Range(s): T9S, R22W
USGS Quad(s): YUMA EAST

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Saguaro Unit 5 and 6 Subdivision Important Areas

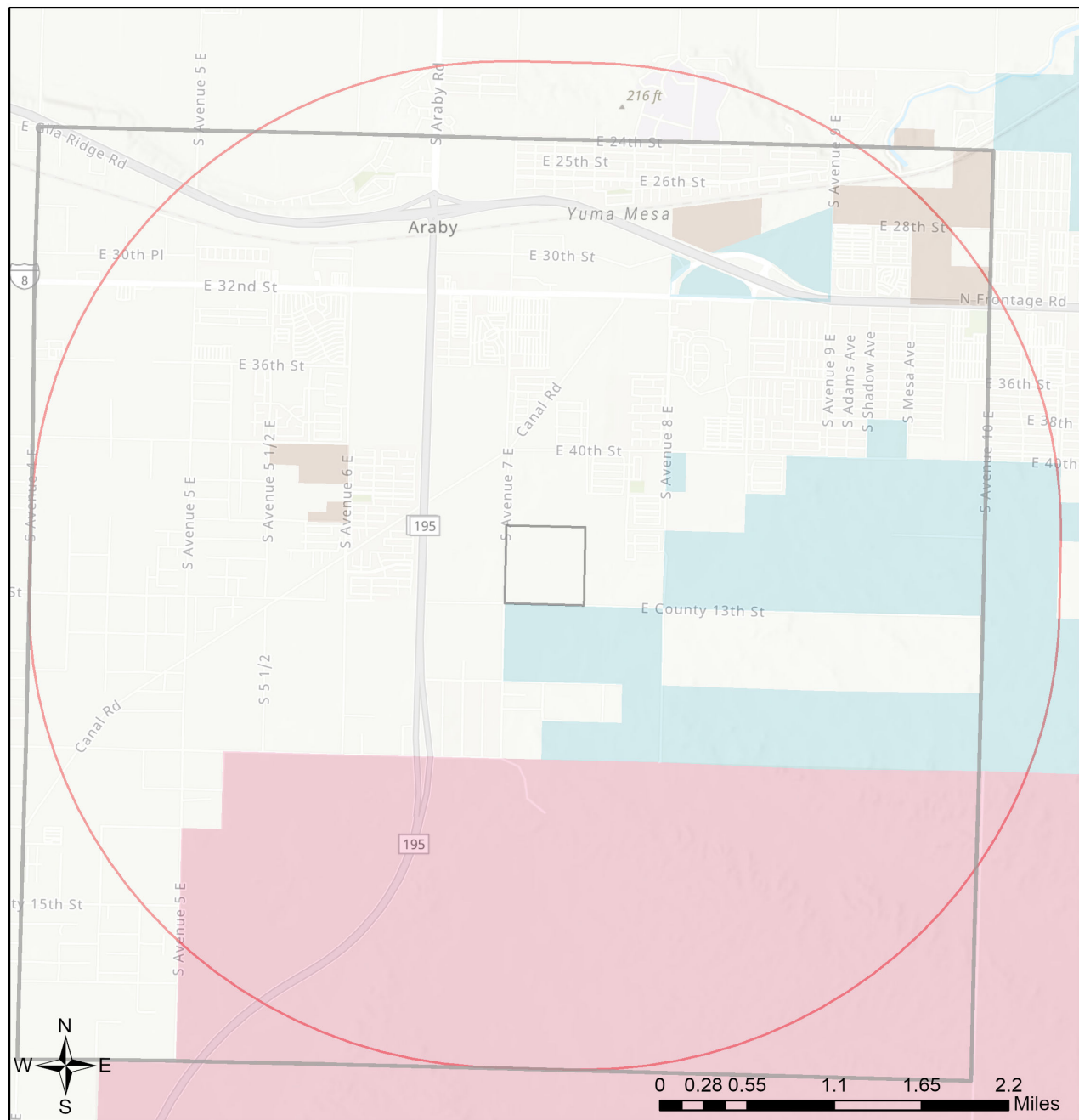


- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 161.40
Lat/Long (DD): 32.6448 / -114.5081
County(s): Yuma
AGFD Region(s): Yuma
Township/Range(s): T9S, R22W
USGS Quad(s): YUMA EAST

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Saguaro Unit 5 and 6 Subdivision Township/Ranges and Land Ownership



- | | |
|---|---|
| Buffered Project Boundary | National Park/Mon. |
| Project Boundary | Private |
| AZ Game & Fish Dept. | State & Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |
| Military | Township/Ranges |
| Mixed/Other | |

Project Size (acres): 161.40
Lat/Long (DD): 32.6448 / -114.5081
County(s): Yuma
AGFD Region(s): Yuma
Township/Range(s): T9S, R22W
USGS Quad(s): YUMA EAST

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Antilocapra americana sonoriensis</i>	Sonoran Pronghorn	LE		S		1A
<i>Chionactis annulata</i>	Resplendent Shovel-nosed Snake					1C
<i>Helianthus niveus ssp. tephrodes</i>	Algodones Sunflower	SC				
<i>Phrynosoma mcallii</i>	Flat-tailed Horned Lizard	CCA		S		1A
<i>Triteleiosis palmeri</i>	Blue Sand Lily			S	SR	
<i>Uma rufopunctata</i>	Yuman Desert Fringe-toed Lizard	SC		S		1B

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

No Special Areas Detected

No special areas were detected within the project vicinity.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Perognathus longimembris</i>	Little Pocket Mouse	No Status				1B
<i>Phrynosoma goodei</i>	Goode's Horned Lizard					1B
<i>Phrynosoma mcallii</i>	Flat-tailed Horned Lizard	CCA		S		1A
<i>Toxostoma lecontei</i>	LeConte's Thrasher			S		1B
<i>Uma rufopunctata</i>	Yuman Desert Fringe-toed Lizard	SC		S		1B
<i>Vulpes macrotis</i>	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Phasianus colchicus</i>	Ring-necked Pheasant					
<i>Zenaida asiatica</i>	White-winged Dove					
<i>Zenaida macroura</i>	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:

Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<https://azstateparks.com/>).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<https://new.azwater.gov/>).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (<http://www.usace.army.mil/>)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373

<https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <https://www.fws.gov/office/arizona-ecological-services> or:

Phoenix Main Office

9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

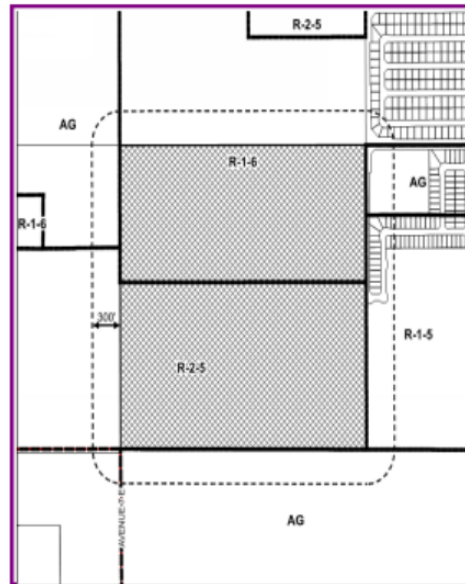
Property Owner	Mailing Address	City/State/Zip Code
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA AZ 85364
TAPIA LUIS & JENNA L	7520 E 45TH ST	YUMA AZ 85365
CAMACHO NEFTALI & FRANCISCA	7512 E 45TH ST	YUMA AZ 85365
SAGUARO DESERT DEVELOPMENT AZ LLC	3064 S AVENUE B	YUMA AZ 85364
BLUE SKY LAND INVESTMENTS LLC	3064 S AVE B	YUMA AZ 85365
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA AZ 85364
COX JACOB MATTHEW & ERIN NICOLE	7549 E 43RD LN	YUMA AZ 85365
COPELAND CHRISTIAN & GENEVIEVE	4550 S SUNFLOWER DR	YUMA AZ 85365
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA AZ 85365
GRANITE YUMA DE LLC ETAL	214 W 39TH ST STE 1200	NEW YORK NY 10018
STATE OF ARIZONA	1616 W ADAMS ST	PHOENIX AZ 85007

**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, for approval of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.

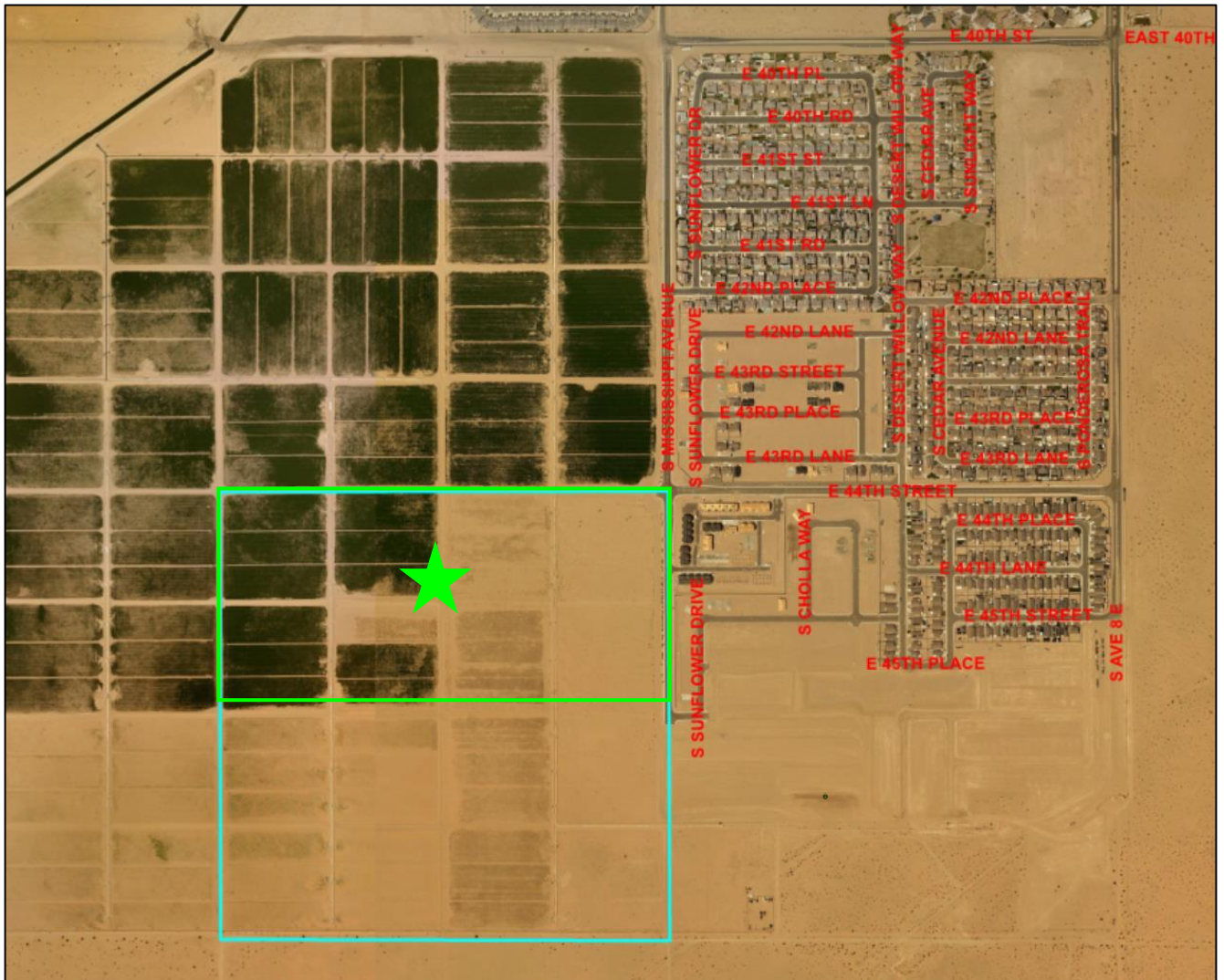
**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-40779-2022**

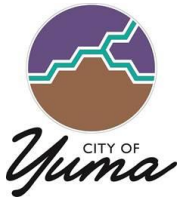
PUBLIC HEARING
01/09/2023 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the South West Corner of South Mississippi and East 44th Street, Yuma, AZ, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Domby by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Domby@YumaAz.gov

ATTACHMENT G
AERIAL PHOTO





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Jennifer Albers**

Hearing Date: January 9, 2023

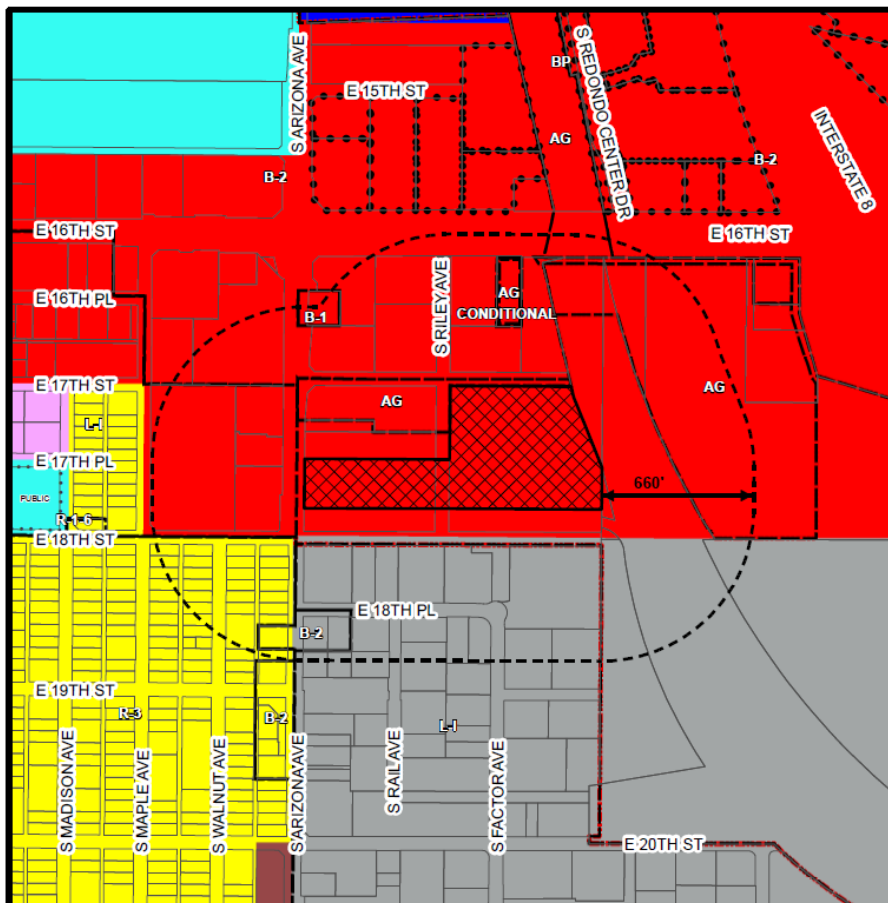
Case Number: GP-40624-2022

Project Description/Location:

This is a General Plan Amendment request by Bruce and Linda Butcher, to change the land use designation from Commercial to High Density Residential for approximately 10.5 acres, for a portion of the properties located at 1749 S. Arizona Avenue and the southeast corner of Riley Avenue and 17th Street.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	County Light Industrial (LI)	Vacant and Storage	Commercial
North	County Light Industrial (LI) and City General Commercial (B-2)	Retail, Hotel and vacant	Commercial
South	County & City Light Industrial (L-I)	Vacant, Storage and a mix of retail and industrial uses	Commercial and Industrial
East	County Light Industrial (LI)	Vacant and railroad	Commercial
West	City Light Industrial (LI)	Church and Sign Pros	Commercial

Location Map



Location of Subject Property
 Notification Area

GENERAL PLAN - LAND USE

- Low Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Business Park
- Industrial
- Public/Quasi-Public

ZONING DISTRICTS

- AG - Agricultural District
- B-1 - Limited Commercial
- B-2 - General Commercial
- BP - Business Park
- L-I - Light Industrial
- R-1-6 Low Density Residential (6,000 sq ft min)
- R-3 - High Density Residential

Prior site actions: Annexation ANEX-40625-2022 in process

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for 10.5 acres from Commercial to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for 10.5 acres from Commercial to High Density Residential for a portion of the properties located at 1749 S. Arizona Avenue and the southeast corner of Riley Avenue and 17th Street.

Staff Analysis: This is a General Plan Amendment request by Bruce and Linda Butcher, to change the land use designation from Commercial to High Density Residential for approximately 10.5 acres, for a portion of the properties located at 1749 S. Arizona Avenue and the southeast corner of Riley Avenue and 17th Street.

The existing Commercial land use designation supports the following types of zoning: Transitional (TR), Planned Shopping Center (PSC), Limited Commercial (B-1), General Commercial (B-2), and Business Park (BP) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS), and Manufactured Home Park (MHP) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to High Density Residential (R-3) to develop a multi-family residential development.

The applicant intends to request a second General Plan amendment request for the balance of the properties south to 18th Street in June 2023. This second request, from Commercial to High Density Residential, would be a Major Amendment as the area is adjacent to the Industrial land use designation south of 18th Street.

Density

The current land use designation of Commercial would allow for the development of commercial and office development.

The proposed High Density Residential (13-30 dwelling units per acre) land use designation would allow from 136 to 315 dwelling units. The proposed land use designation would allow the applicant to pursue a rezoning that would support a future multi-family residential development.

Population

Information from the 2016-2020 American Community Survey provides data on population by housing unit type. The information shows an average household size of 1.8 persons per multi-family dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Commercial:
Zero homes – Expected population: 0
- High Density Residential:
Minimum 136 homes – Expected population: 245
Maximum 315 homes – Expected population: 567

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore the expected school-age population is estimated at:

- Commercial:
Zero homes – Expected population: 0
- High Density Residential:
Minimum expected population: 245 – School Age: 49
Maximum expected population: 567 – School Age: 113

Transportation

The property is located along Arizona Avenue. Vehicle access to the property will be from Arizona Avenue, 17th Street and 18th Street. There is an existing bus stop at Arizona Avenue and 18th Street for Bus Route Green - 4A.

According to the City of Yuma Transportation Master Plan, Arizona Avenue operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2021 as 11,445 vehicles on Arizona Avenue south of 19th Street. Arizona Avenue is identified as a 2-lane Collector roadway.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single family homes, which is the predominant housing option in the City of Yuma.

Public Services

Education

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One School Boundary Maps, the elementary students in the subject area are within the boundary of CW McGraw Elementary School located at 2345 S. Arizona Avenue and junior high school students are within the boundary of Gila Vista Junior High School at 2245 Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Yuma High School located at 400 S. 6th Avenue.

Growth Areas

Arizona Ave and 16th Street

The Growth Areas chapter identifies those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities of uses. Equally essential is the need for growth to occur close to existing or planned public facilities and services.

The General Plan request is located within the Arizona Avenue and 16th Street Growth Area. This growth area has a great deal of infrastructure, transportation, office and retail already in place. As well as a number of large undeveloped or under-developed parcels.

An increase in residents in this area would enhance and strengthen the existing commercial development and transportation network that already exists while opening up more prospects to create a walkable neighborhood. The YCAT bus system has several fixed routes through this area with a focus on the Yuma Mesa Shopping Center.

1. Does the proposed amendment impact any elements of the General Plan?

No The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

<u>FACILITY PLANS</u>		
Transportation Master Plan	Planned	Existing
Arizona Ave. - 2 Lane Collector	40' HW	33' HW
Median Disclosure	Yes	

2. Does the proposed amendment impact any of the facility plans?

No The change in land use will not significantly impact any of the facility plans.

3. Is the proposed amendment in conflict with Council's prior actions?

Yes This area has been designated with the Commercial land use designation since the adoption of the 1983 City of Yuma General Plan on January 5, 1983 (Resolution No. 2292).

Scheduled Public Hearings:

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: January 9, 2023
<input type="checkbox"/>	City of Yuma City Council: February 1, 2023

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment D

Attachments

A	B	C	D	E	F
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Notes	Neighborhood Notification List	Aerial Photo

Prepared By: Jennifer L. Albers **Date:** 12/15/2022
Jennifer L. Albers, AICP
Principal Planner Jennifer.Albers@YumaAZ.gov (928) 373-5180

Approved By: Alyssa Linville **Date:** 12/16/2022
Alyssa Linville,
Director, Planning and Neighborhood Services

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Anonymous			Contact Information:	(928) 920-7705					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Strongly in opposition to the request. Very concerned about traffic, parking and changes in property insurance. Currently struggling with parking because of many small duplex/triplexes and mobile home parks in immediate area.</p>										

Name:	Maria De Jesus Valenzuela			Contact Information:	(928) 461-2038					
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Questions about request and process. Have no issues with the request.</p>										


Name:	Douglas Hutcheson			Contact Information:	dohu2@yahoo.com					
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>I am a concerned homeowner at 1813 S Walnut Ave am writing you about the rezoning of the propter at Riley Ave. and 18th St. my main concern is the traffic floe from 18St. onto Arizona Ave. this is already a busy intersection and will become worse when apartments are built in the area. I wish to know how this will be handled as along with the added vehicle traffic there will be added pedestrian traffic. I fear that the students going and coming to Harvest Prep will be in danger. Will there be a traffic light or 4way stop installed at the intersection?. thx for the consideration in advance</p>										

ATTACHMENT B
AGENCY COMMENTS

DATE:	10/19/22	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
<p>Subject parcel is located between two known flight paths. If not already in place, it is requested an Avigation disclosure statement be recorded that recognizes the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station, Yuma International Airport Aviation Complex, and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.</p>					

DATE:	10/26/22	NAME:	J. Barazza	TITLE:	Senior Planner
AGENCY:	Yuma County Dept. of Dev. Services			PHONE:	(928) 817-5000
<i>Enter comments below:</i>					
<p>Currently, subject parcels are within Yuma County; the properties land use is Local Commercial (2020 Comprehensive Plan), and the zoning is Light Industrial. If this request were to be process with Yuma County, it will require probably a minor amendment and a rezoning as well. These parcel are also in the process to be annexed by your municipality.</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	STAFF RESEARCH – GENERAL PLAN AMENDMENT CASE #: GP-40624-2022 CASE PLANNER: JENNIFER ALBERS
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I. PROJECT DATA

Project Location:	1749 S. Arizona Avenue and the SEC of Riley Ave. and 17 th St.							
Parcel Number(s):	665-37-028 (part) and 665-37-031 (part)							
Parcel Size(s):	9 acres and 4.1 acres							
Total Acreage:	10.5							
Proposed Dwelling Units:	Maximum:	315	Minimum:	136				
Address:								
Applicant:	Bruce and Linda D. Butcher Living Trust dated April 13, 2001							
Applicant's Agent:	Kevin Dahl - Dahl, Robins and Associates							
Land Use Conformity Matrix:	Current Zoning District Conforms: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X <input type="checkbox"/>							
Zoning Overlay:	Public <input type="checkbox"/>	AO <input type="checkbox"/>	Auto <input type="checkbox"/>	B&B <input type="checkbox"/>	Historic <input type="checkbox"/>	Infill <input type="checkbox"/>	None <input checked="" type="checkbox"/> X <input type="checkbox"/>	
	Airport <input type="checkbox"/>	Noise Contours <input type="checkbox"/>	65-70 <input type="checkbox"/>	70-75 <input type="checkbox"/>	75+ <input type="checkbox"/>	APZ1 <input type="checkbox"/>	APZ2 <input type="checkbox"/>	CLEAR ZONE <input type="checkbox"/>

	Existing Zoning	Current Use	General Plan Designation
Site	County Light Industrial (LI)	Vacant and Storage	Commercial
North	County Light Industrial (LI) and City General Commercial (B-2)	Retail, Hotel and vacant	Commercial
South	County & City Light Industrial (L-I)	Vacant, Storage and a mix of retail and industrial uses	Commercial and Industrial
East	County Light Industrial (LI)	Vacant and railroad	Commercial
West	City Light Industrial (LI)	Church and Sign Pros	Commercial

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	<input type="checkbox"/>	No <input type="checkbox"/>	N/A
Annexation	Yes	X <input checked="" type="checkbox"/>	No <input type="checkbox"/>	In process – ANEX-40625-2022
General Plan Amendment	Yes	<input type="checkbox"/>	No <input type="checkbox"/>	N/A
Development Agreement	Yes	<input type="checkbox"/>	No <input type="checkbox"/>	N/A
Rezone	Yes	<input type="checkbox"/>	No <input type="checkbox"/>	N/A
Subdivision	Yes	<input type="checkbox"/>	No <input type="checkbox"/>	N/A
Conditional Use Permit	Yes	<input type="checkbox"/>	No <input type="checkbox"/>	N/A
Pre-Development Meeting	Yes	X <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: 9/29/22
○ Enforcement Actions	Yes	<input type="checkbox"/>	No <input type="checkbox"/>	N/A

Land Division Status:	Legal lots of record				
Irrigation District:	None				
Adjacent Irrigation Canals & Drains:	None				
Water Conversion: (5.83 ac ft/acre)	0.00 Acre Feet a Year				
Water Conversion Agreement Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> X <input type="checkbox"/>			

II. CITY OF YUMA GENERAL PLAN

Land Use Element:	
Land Use Designation:	Commercial

Issues:											
Historic District:	Brinley Avenue		Century Heights			Main Street		None	X		
Historic Buildings on Site:	Yes		No	X							
Transportation Element:											
FACILITY PLANS											
Transportation Master Plan		Planned	Existing	Gateway	Scenic	Hazard	Truck				
Arizona Ave. - 2 Lane Collector		40' HW	33' HW				X				
17 th Street - Local		29' HW	30' HW								
Bicycle Facilities Master Plan		Arizona Avenue – Future Bike Lane									
YCAT Transit System		Arizona Avenue – Green Route 4A: Bus Stop 390 at 18 th Street									
Issues:											
Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:	Existing: Joe Henry Optimist Park				Future: Joe Henry Optimist Park						
Community Park:	Existing: Kennedy Park				Future: Kennedy Park						
Linear Park:	Existing: East Mesa Canal Linear Park				Future: "B" Canal Linear Park						
Issues:											
Housing Element:											
Special Need Household:	N/A										
Issues:											
Redevelopment Element:											
Planned Redevelopment Area:											
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X					
Conforms:	Yes		No								
Conservation, Energy & Environmental Element:											
Impact on Air or Water Resources	Yes		No	X							
Renewable Energy Source	Yes		No	X							
Issues:											
Public Services Element:											
Population Impacts Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan: Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person		Dwellings & Type <i>Multi-Family</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation			
		Maximum	Per Unit		Officers	GPD	AF	GPD			
		315	1.8	567	1.07	117,369	131.5	39,690			
		Minimum									
		136	1.8	245	0.46	50,674	56.8	17,136			
Fire Facilities Plan:	Existing: Fire Station No. 3				Future: Fire Station No. 3						
Water Facility Plan:	Source:	City	X	Private	Connection:	17 th St and Riley Ave					
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 17 th St and Riley Ave					
Issues:											
Safety Element:											
Flood Plain Designation:	500 Year Flood				Liquefaction Hazard Area:	Yes		No	X		
Issues:											
Growth Area Element:											
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St		X	Avenue B & 32 nd St.				
	North End		Pacific Ave & 8 th St			Estancia		None			
Issues:	Proposed High Density Residential supported by Growth Area designation										

NOTIFICATION

- **Legal Ad Published: The Sun** 12/24/22
- **Display Ad Published:** 12/24/22
- **660' Vicinity Mailing:** 12/12/22
- **54 Commenting/Reviewing Agencies noticed:** 10/18/22
- **Site Posted:** 10/31/22
- **Neighborhood Meeting:** 11/3/22
- **Hearing Dates:** 1/9/23
- **Comments Due:** 12/20/22

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	Yes	10/27/22		X
Yuma County Public Works	NR			
Yuma County Airport Authority	Yes	10/20/22	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	Yes	10/19/22		X
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	Yes	10/20/22	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	Yes	10/20/22	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	Yes	10/20/22	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Jason Nau, Parks and Rec – Admin	NR			
City Engineer	NR			
Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	NR			
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
NOVEMBER 3, 2022	See attachment
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: November 3, 2022

Location: 1749 S. Arizona Avenue

Attendees: Doug Rivera, Debbie Rivera, Dan Mikles, Tom L. Dyson, Mike Erwin, Jacqueline Carruthers, Mark Hansberger, T. Bradley Millner

Agents: Kevin Dahl, Tom Pancrazi

Staff: Jennifer Albers

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Neighbors want to see commercial development along Arizona Avenue
- Neighbor to north has a paint booth and wants to be assured that new development will not impact their operations
- Concerned about increase in traffic and impact on roadways from new development
- Concerned about change in property values
- Concerned about number of new residences and the potential for illicit activity
- Dahl – access to the development would be from 17th Street and 18th Street
- Dahl – City will require a traffic study to address traffic impacts
- Pancrazi – Owner wants to sell for development and clean up property. Not seeing need for more commercial or industrial lands.
- Pancrazi – possible may see a mixed use development or tax credit project similar to Mesa Heights
- Neighbors generally ok with residential on east side if commercial retained along Arizona Avenue

ATTACHMENT E

NEIGHBORHOOD NOTIFICATION LIST

PARCEL_ID	Property Owner	Mailing Address	City	State	Zip Code
66537015	7TH AVENUE & BELL AZ LLC	2302 E INDIAN SCHOOL RD	PHOENIX	AZ	85012
66537025	A-1 HOTELS INC	2210 WATT AVE STE B	SACRAMENTO	CA	95825
66545032	ALL SECURE SELF STORAGE	575 E 18TH PL	YUMA	AZ	85364
66537026	ARELLANO SECUNDINO JR & MARIA ELENA TRUST	1200 FIESTA AVE	CALEXICO	CA	92231
66546005	BARKLEY SEED INC AZ CORP	PO BOX 5540	YUMA	AZ	85366
66545055	BEJ FAMILY AZ LLC	1821 S ARIZONA AVE	YUMA	AZ	85364
66545054	BEJ FAMILY LLC AZ LLC	1821 S ARIZONA AVE	YUMA	AZ	85364
66544059	BUSTAMANTE GABRIEL	PO BOX 7565	VAN NUYS	CA	91406
66537033	CARRUTHERS JAMES R & JACQUELINE	800 E COUNTRY CLUB DR UNIT 18	YUMA	AZ	85365
66545077	CATPRO LLC	1891 RAIL AVE	YUMA	AZ	85364
66538007	CITIZENS TITLE & TRUST # 94	72 PAR LANE	NOVATO	CA	94949
66537031	CITIZENS TITLE & TRUST NO 398	1101 W 16TH ST	YUMA	AZ	85364
66545041	DI-MARK OF YUMA AZ LLC	660 E 18TH PL STE A	YUMA	AZ	85365
66544007	E & C NEGRONI LLC	2616 N OAKMONT DR	FLAGSTAFF	AZ	86004
66545030	ERWIN MICHAEL S	1875 S ARIZONA AVE	YUMA	AZ	85365
66544012	FAVORS ROBERT H & CHERYL L JT	1818 S WALNUT AVE	YUMA	AZ	85364
66545034	FRANKLIN DWAIN R & GRACE K TRS 4-29-99	1845 S ARIZONA AVE	YUMA	AZ	85365
66545033	FRANKLIN DWAIN R & GRACE TRUST 4-29-85	1845 S ARIZONA AVE	YUMA	AZ	85365
66537034	FTS AUTOMOTIVE CENTER INC	1701 S ARIZONA AVE	YUMA	AZ	85364
66544017	GALVAN ALEJANDRA & DANIEL	1608 S ATHENS AVE	YUMA	AZ	85364
66544011	GARIBAY GABRIEL & ROSA C JT	740 S CARROLL AVE	STOCKTON	CA	95215
66536051	HARVEST POWER COMMUNITY DEVELOPMENT	350 E 18TH ST	YUMA	AZ	85364
66544008	HUTCHESON DOUGLAS E & NANCY I JT	1813 S WALNUT AVE	YUMA	AZ	85364
66537020	LAU KAM WO & LILY L TRUST 8-12-98	2079 ADMIRAL PL	SAN JOSE	CA	95133
66544014	LUEVANOS GREGORIO	11530 S SOMERTON AVE	SOMERTON	AZ	85350
66537024	MANN AKASHBIR S	4745 TROWBRIDGE CT	GRANITE BAY	CA	95746
66544015	MARQUEZ MIGUEL A	1630 S 11TH AVE	YUMA	AZ	85364
66545044	MC CAIN MARTHA LOU	690 E 18TH PL	YUMA	AZ	85365
66544192	MCNEEL KAREN J ETAL	1466 S 8TH AVE	YUMA	AZ	85364
66544019	MEDRANO ANDRES JR	1819 S MAPLE AVE	YUMA	AZ	85364
66536071	MUY COMMUNITY DEV INC	PO BOX 2015	YUMA	AZ	85366
66544190	MORENO CECILIA	PO BOX 2748	SOMERTON	AZ	85350
66544013	NAGY RICK ROBERT &	1830 S WALNUT AVE	YUMA	AZ	85364
66537023	NAVY FEDERAL CREDIT UNION	PO BOX 24626	MERRIFIELD	VA	22119
66544021	ORTIZ MARCO A & CARMEN M CPWROS	8795 E 24TH LN	YUMA	AZ	85365
66545063	PACE JEANIE N TRUST 4-8-89	1490 W 18TH PL	YUMA	AZ	85364
66544018	POLINO SALVADOR BANUELOS & MARIA SOCORRO	1827 S MAPLE AVE	YUMA	AZ	85364
66536056	POWER HOUSE CHURCH OF YUMA INC	1798 S ARIZONA AVE	YUMA	AZ	85364
66544010	RAMIREZ JOSE M & GUADALUPE JT	1806 S WALNUT AVE	YUMA	AZ	85364
66544047	RIVERA LIVING TRUST 4-1-97	2300 W COUNTRY LN	YUMA	AZ	85365
66544020	RODRIGUEZ JOSUE	1809 S MAPLE AVE	YUMA	AZ	85364
66544005	RODRIGUEZ GABRIEL	9475 LAKE CAYNON RD	SANTEE	CA	92071
66544046	S & R MGT LLC	2305 E PALO VERDE ST STE B	YUMA	AZ	85365
66544057	SAFFAIR LLC	1852 S WALNUT AVE	YUMA	AZ	85364
66545042	SANT SOUTH WEST EQUITIES INC AZ CORP	3219 E CAMELBACK RD STE 840	PHOENIX	AZ	85018
66537022	SOL ZEED LLC	14 CARAWAY COURT	PRINCETON	NJ	8540
66537027	TANG ENTERPRISES GEN PARTNERSHIP	2302 E INDIAN SCHOOL RD	PHOENIX	AZ	85016
66544004	THOMPSON MAE IONE	1845 S WALNUT AVE	YUMA	AZ	85364
66537021	UNDERHILL TRANSFER CO	PO BOX 562	YUMA	AZ	85366
66545024	UNDERHILL TRANSFER CO	PO BOX 562	YUMA	AZ	85366
66546067	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
66537003	UNZUETA JOSE A & BLANCA E JT	2361 S 6TH AVE	YUMA	AZ	85364
66538070	USA	7341 E 30TH ST STE A	YUMA	AZ	85365
66544006	VALENZUELA MARIA DE JESUS &	PO BOX 223	BEARDSTOWN	IL	62618
66544009	VERDUZCO ISRAEL FRIAS	1805 S WALNUT AVE	YUMA	AZ	85364
66544191	WESCH LYNDA & PETER	8921 ARROYO DR	COLTON	CA	92324
66536074	WEST COAST LODGING LLC	1640 S ARIZONA AVE	YUMA	AZ	85364
66536070	WESTERN NEWS&INFO INC AZ CORP	8303 E HWY 69	PRESCOTT VALLEY	AZ	86314
66544001	YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
66546003	YUMA COUNTY FLOOD CONTROL DISTRICT	2351 W 26TH ST	YUMA	AZ	85364
66536076	YUMA SAFE STORAGE LLC	4062 S NAVAL AVE	YUMA	AZ	85365
66545047	ZAKM HOGAN LLC	3615 S 18TH AVE	YUMA	AZ	85364

ATTACHMENT F
AERIAL PHOTO

